

Exhibit D. LSU Innovation Park Zoning Regulations

Section 8.212 M2 Heavy Industrial District

The purpose of this district is to permit industrial manufacturing, fabricating, processing and wholesale distribution located near or adjacent to major thoroughfares or railroads. No residential land uses are permitted in Industrial districts. All uses except residential, adult businesses, and commercial gaming are permitted, including indoor firing ranges.

- A. No building or trailer shall be erected for residential use; except that dwelling quarters may be established in connection with any industrial establishment for watchman or caretakers employed upon the premises.
- B. Junk yards, auto salvage or scrap yards, or similar uses shall be surrounded by a solid, painted fence at least six (6) feet high within building lines so that they cannot be seen from the public street.
- C. Trailer Parks or Mobile Home Parks shall be excluded.
- D. All firing ranges structures must be located a minimum of three hundred (300) feet from the property line of any residential use or any residential zoning district.

Conditional Uses

None

Section 8.213 R Rural District

The purpose of the Rural district is to permit Low-Density Residential development including uses permitted in the A1, A2, and A2.7 Districts. If an area is designated Agriculture/Rural on the Comprehensive Land Use and Development Plan "Comprehensive Land Use Plan" and is zoned Rural, all lots in a development shall be a minimum of one (1) acre or at a maximum density of four and one tenth (4.1) units per acre in an approved cluster development. In addition, churches, schools, public buildings, recreational facilities, and other accessory uses normally compatible with surrounding low-density residential development may be permitted.

- A. Any accessory use for the above as permitted under Section 9.1 of the Unified Development Code;
- B. Commercial or industrial uses as defined in Section 8.209 C1 Light Commercial, 8.210(a) C2 Heavy Commercial, and 8.211 M1 Light Industrial Districts of the Unified Development Code on properties zoned Rural which by February 16, 1994 have been clearly designated by private deed restrictions and approved subdivision plat notations shall also be permitted; and
- C. Existing uses of property as defined in Sections 8.203 – 8.210a, excluding Section 8.209.1 C-AB-1, which have been authorized pursuant to issuance of a current occupational license prior to February 16, 1994 shall also be permitted subject to the following provisions:

1. The following requirements are intended to separate different land uses from each other in order to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas, or to provide spacing to reduce adverse impact of noise, odor, or danger from fire or explosion.
 - a. Town house Developments shall provide a twenty-five (25) foot yard and a wall or solid fence at least six (6) feet high along the perimeter of the project wherever it adjoins A1 or A2 Districts or a recognized single family residential subdivision.
 - b. Zero Lot Line Developments shall provide a fifteen (15) foot rear and/or side yard and a wall or solid fence at least six (6) feet high along the sides and/or rear of the project wherever it adjoins A1 or A2 Districts or a recognized single family residential subdivision.
 - c. Multi-Family Developments including duplexes that do not exceed eight units shall provide a fifteen (15) foot side yard, a twenty-five (25) foot rear yard and a wall or solid fence at least six (6) feet high along the sides and/or rear of the project wherever it adjoins A1 or A2 Districts or a recognized single family residential subdivision.
 - d. Multi-Family Developments exceeding eight (8) units and uses as defined under B, B1 and C-1 Districts shall provide a twenty-five (25) foot buffer yard, and a wall or solid fence at least six (6) feet high, along the sides and/or rear of the project wherever it adjoins A1 or A2 Districts or a recognized residential subdivision.
 - e. Uses as defined under the C2 District shall provide a twenty-five (25) foot buffer yard and a wall or solid fence at least seven (7) feet high wherever it adjoins A1 or A2 Districts or a recognized residential subdivision.

Buffer yards shall be located on the outer perimeter of a lot or parcel extending to the lot or parcel boundary line. Buffer yards shall not be located on any portion of a dedicated street right-of-way.

2. Regulations for yards where property lines do not adjoin a residential development or A1 or A2 Districts shall be as shown in Part Four: Minimum Yard Regulations.
3. Regulations for minimum lot areas and widths shall be as shown in Section 11.6.
4. Regulations of Off-Street Parking shall be as shown in Chapter 17.
5. Mobile Homes subject to the following conditions:
 - a. Any such mobile home must be located at least one hundred (100) feet from the street and twenty five (25) feet from adjacent property lines unless the owner has the signed notarized consent of the adjacent property owner to place the mobile home closer than twenty five (25) feet, in which case it may be placed a minimum of five (5) feet from the adjacent property line in accordance with the side yard requirement for rural zones set forth in Section 11.3 of this code;

- b. Any such property must have at least one hundred (100) feet of frontage on a parish maintained road or be located a minimum of two hundred (200) feet from a parish maintained road having a dedicated access thereto by a recorded instrument effective as to the third parties such as a dedicated servitude of passage approved by the Planning Commission or as may be noted on an approved plat, which such methods are considered illustrative and not exclusive; and
- c. Only one (1) mobile home per lot or tract will be permitted.

Conditional Uses

Above Ground Pipeline facility – for the transport of product (but not including storage of bulk materials) with land area containing more than one-half acre.

Height of Facility: Six (6) feet or Less

Set Backs: Fifty (50) feet from property line of existing residential use

Landscape Requirement: Required Bufferyard A and Six (6) foot fence adjacent to existing residential use.

Height of Facility: Six (6) to Ten (10) feet

Set Backs: Fifty (50) feet from property line of existing residential use

Landscape Requirement: Required Bufferyard A and Eight (8) foot fence adjacent to existing residential use.

Height of Facility: Over ten (10) feet

Set Backs: Seventy-five (75) feet from property line of existing residential use

Landscape Requirement: Required Bufferyard A and Eight (8) foot fence.

One hundred (100) feet from property line of existing Commercial Use, required Bufferyard A with six (6) foot fence.

Over one hundred (100) feet from property line of existing Commercial Use, required Bufferyard A with no fence.

Bed and breakfast home – Limited to four (4) guestrooms within National Register Historic Districts or Sites or homes listed on the National Register of Historic Places or within homes a minimum of fifty (50) years old. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences. No signage is allowed. Must be owner occupied unless located on a tract of five (5) acres or more. Shall be located on a lot or tract with a minimum size of one (1) acre. Guests are limited to a maximum stay of seven (7) consecutive days. Homes that qualify based upon the fifty (50) year old requirement shall not be located within a recognized residential subdivision unless the lot has frontage on a designated major street.

Cemeteries and mausoleums – Must be located on a major street. All graves and buildings shall be setback at least fifty feet from all property lines. Shall not be located within a recognized residential subdivision.

Childcare centers – operation are between 6:30 a.m. and 6:30 p.m. A six (6) foot solid wooden fence is required between adjacent residences and outdoor play areas. No signage is allowed. Must be owner occupied. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences. Shall not be located within a recognized residential subdivision.

Commercial horse stables and equestrian facilities – Shall not be located within a recognized residential subdivision.

Educational, religious, and philanthropic institutions – Plan Review is required for all such uses. Site Plan criteria shall be submitted as required in Section 4.101 Plan Review of the Unified Development Code.

Respite care center – Enrollment is limited to eight (8) persons. A six (6) foot solid wooden fence is required between adjacent residences and outdoor play areas. No signage is allowed. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences. Shall not be located within a recognized residential subdivision.

Snowball stands – Shall be a seasonal business that operates between April 1st and October 31st and is limited exclusively to the sale of snowballs. Shall not be located within a recognized residential subdivision unless located on a designated major street. Limited to a maximum size of two hundred (200) gross square feet. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences. Shall not be located within the required minimum front yard. All signage shall be wall signs with a maximum size of twenty (20) square feet and a maximum of one (1) sign per street frontage.

Wireless transmitting and receiving facilities – Shall follow the requirements for Wireless Site Plan approval in Section 14.4.

Section 8.213(a)(1) RE/A 1 Residential Estate/Agriculture One District

The purpose of RE/A 1 is to permit low-density residential development, all lots in a development shall be a minimum of one (1) acre with a minimum of one hundred (100) feet of frontage on a public or private roadway.

Conditional Uses

Above Ground Pipeline facility – for the transport of product (but not including storage of bulk materials) with land area containing more than one-half acre.

Height of Facility: Six (6) feet or Less

Set Backs: Fifty (50) feet from property line of existing residential use

Landscape Requirement: Required Bufferyard A and Six (6) foot fence adjacent to existing residential use.

Height of Facility: Six (6) to Ten (10) feet

Set Backs: Fifty (50) feet from property line of existing residential use

Landscape Requirement: Required Bufferyard A and Eight (8) foot fence adjacent to existing residential use